

VALUATION REPORT (IN RESPECT OF FLAT)

		General	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection	:	01.01.1970
	b) Date of which the valuation is made	:	10.08.2024
3	List of documents produced for perusal: I) Copy of Notarized Agreement for Sale Dated 22.07.2024 between Jarina Faruk Shaikh(The Owner) And Gulamgaus Nazim Patahan(The purchaser). II) Copy of Previous Valuation Report. III) Copy of Approved Building Plan No.A4/BP Dated 23.08.2022 issued by Nashik Municipal Corporation. IV) Copy of Occupancy Certificate No.146702 Dated 12.01.2023 issued by Nashik Municipal Corporation.		
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Gulamgaus Nazim Patahan Residential Flat No. 16, 4 th Floor, " Jashn Apartment ", Near Golden Lawns, Plot No. 1, Tirumala Nagar, Pakhal Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422006, State - Maharashtra, India. <u>Contact Person :</u> Gulamgaus Nazim Patahan (Owner) Mobile No. 9271848617 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 th Floor. The property is at 7.2 distance from Nashik Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 1New Survey No - 5/2/A
b)	Door No.	:	Residential Flat No. 16
c)	C.T.S. No. / Village	:	CTS No - 2495, Village - Wadala
d)	Ward / Taluka	:	Taluka - Nashik
e)	Mandal / District	:	District - Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.A4/BP Dated 23.08.2022 Issued By Nashik Municipal Corporation.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	NA
7	Postal address of the property	:	Residential Flat No. 16, 4 th Floor, " Jashn Apartment ", Near Golden Lawns, Plot No. 1, Tirumala Nagar, Pakhal Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422006, State - Maharashtra, India.

8	City / Town		City - Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area			
	i) High / Middle / Poor		Upper Class	
	ii) Urban / Semi Urban / Rura		Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Wadala Nashik Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	S. No. 5/2A Part Plot No. 3	S. No. 5/2A Part Plot No. 3
	South	:	S. No. 5/2 Part Plot No. 33	S. No. 5/2 Part Plot No. 33
	East	:	S. No. 4/1+2+3 Part Plot No. 7 to 9	S. No. 4/1+2+3 Part Plot No. 7 to 9
	West	:	9.00 M. Colony Road	9.00 M. Colony Road
	Flat	:	As per site	As per Document
	North	:		Marginal Space
	South	:		Staircase & Flat No. 13
	East	:		Marginal Space
	West	:		Flat No. 15
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Marginal Space	
	South	:	Staircase & Flat No. 13	
	East	:	Marginal Space	
	West	:	Flat No. 15	
14	Extent of the site	:	Built Up Area in Sq. Ft. = 570.00 (Area As Per Notarized Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°58'31.2"N 73°47'50.0"E	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 570.00 (Area As Per Notarized Agreement for Sale)	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 2495
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Wadala, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 16, 4 th Floor, " Jashn Apartment ", Near Golden Lawns, Plot No. 1, Tirumala Nagar, Pakhal Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422006, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2023 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 th Floor is having 4 Flat
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 16
3.	Specifications of the Flat		
	Roof	:	
	Flooring	:	

	Doors	:	
	Windows	:	
	Fittings	:	
	Finishing	:	
4.	House Tax		
	Assessment No.	:	Details Not Provided
	Tax paid in the name of	:	Details Not Provided
	Tax amount	:	Details Not Provided
5.	Electricity Service connection No.	:	Details Not Provided
	Meter Card is in the name of	:	Details Not Provided
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Gulamgaus Nazim Patahan
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ 5000/-
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5600/- to ₹ 5865/- per Sq. Ft. on Carpet Area ₹ 4667/- to ₹ 4887/- per Sq. Ft. on Built Up Area

2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 4,100/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 2,100/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 36,400/- per Sq. M. i.e. ₹ 3,382/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	1 year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,100/- per Sq. Ft.
	Total Composite Rate	:	₹ 4,100/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	570.00 Sq. Ft.	4,100.00	23,37,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			

9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			23,37,000.00
	Realizable value of the property			22,20,150.00
	Distress value of the property			18,69,600.00
	Insurable value of the property (570.00 X 2,000.00)			11,40,000.00
	Guideline value of the property (570.00 X 3,382.00)			19,27,740.00

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